

City-Owned

# Albright Court, Lackawanna, N.Y. – PENDING SALE

*Brownfield and Opportunity Zone Site - Light Manufacturing, Warehousing/Distribution*



Located across from Renaissance Commerce Park off of NYS Route 5, this nearly 4 acre parcel on Albright Court is ideally suited for **light manufacturing, warehousing and distribution operations**. (This location can be combined with the adjoining 2.5 acre Wilmuth Avenue parcel to create a nearly 6.5 acre footprint.)

**Note:** Property identifiers are for placement only. Not to scale.

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## Parcel At a Glance

Acres Available	3.98
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

## Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

## Travel



Albright Court is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)

